

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R34393

Property Information

property address: 3824 S TEXAS AVE
legal description: NORTH OAKWOOD, BLOCK 1, LOT 3.4
owner name/address: MONTEMAYOR, JOSE C
1710 AUSTIN AVE
COLLEGE STATION, TX 77845-5303
full business name: Jose's Fine Mexican Food
land use category: commercial-retail type of business: Mexican Restaurant
current zoning: C2 occupancy status: occupied
lot area (square feet): 28,050 frontage along Texas Avenue (feet): 148.46
lot depth (feet): 186.68 sq. footage of building: 4,074
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): concrete
building/site condition: 5
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 1964 accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 2 type/material of sign: E/N, temporary ("handscrapped by" sign)
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 41
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 8x14 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: good
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

